GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Office Procedure- Revenue Department- Loans and Advances – House Building Advance of Rs.15,00,000/- to Sri S.Johnson, Section Officer, Revenue Department towards House Building Advance (Construction) – Sanctioned –Orders-Issued.

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REVENUE (OP.I) DEPARTMENT

G.O.RT.No. 396 Dated: 27-03-2018.

Read the following:-

1. G.O.(P) No.174 Finance (A&L) Department, Dt.15.05.2010.
2. G.O. Rt.No.166, Finance (A&L) Deptt., Dt.25.01.2014.
3. G.O.Ms.No.130, Finance (HR.VI.A&L-TA) Department, Dated:01.07.2016.
4. Memo.No.12/11/2017-OP-II-REV-3, Revenue (OP.II) Department, Dated:20.02.2018.
5. Application of Sri S. Johnson, Section Officer, Revenue Deptt., Dated: 13.03.2018.

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ORDER:

Under Article 233-A of the A.P. Financial Code Volume-I and the rules governing grant of loans to Government Servants for House Building purposes, Government hereby sanctioned an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to Sri S.Johnson, Section Officer, Revenue Department for house building at Plot No. 541 in survey Nos .2 to 6 admeasuring 200 Sq yards situated at Sagarpump (V) Abdullapur Mettu (M), Ranga Reddy District .

2. The Advance sanctioned in Para 1 above shall be disbursed to Sri S.Johnson, Section Officer, Revenue Department in three installments subject to the following conditions:-

i) The first installment of Rs.5,00,000/- (Rupees Five Lakhs only) be paid on executing on surety bond in the prescribed form;

ii) The second installment of Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on his mortgaging of the site in favour of the Government along with the building to be constructed thereon;

iii) The third and final installment of Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid after construction of building reaches the roof level and on production of necessary certificate from the competent authority that the Development of the area in which the House built is provided with all the facilities such as water supply, lighting, roads, drainage and sewerage.

iv) The house site must be mortgaged to Government within 2 months from the date of drawal of first installment, failing which, the loanee shall be liable to refund the entire amount to Government together with the interest thereon.

3. The grant of advance to the above individual for construction of the house is subject to the following conditions:-

i) The construction of the house should be carried out exactly in accordance with the approved plan and specification on the basis of which the amount of advance has been completed and sanctioned. The Plan and specifications must not be departed from without prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by his to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.

ii) The construction of the house shall be completed within 18 months of the date on which the 1st installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him/her together with interest due thereon in one lumpsum. The date of completion of the house must be reported to the Government immediately without any delay;

(P.T.O)

iii) Immediately on completion of the construction of the house, the grantee shall insure the house at his/her own cost for a sum not less than the advance with interest due thereon and shall meet the house so insured against damage by fire, flood of lightning till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government.

iv) The house must be maintained and repaired at his/her own cost and he/she shall pay all Municipal and local taxes regularly until the advance with interest due thereon is repaid in full. He/She shall keep the house free from all encumbrances.

v) The grantee has furnished his/her consent for the recovery of the entire advance of Rs.15,00,000/- and interest thereon before his/her date of retirement.

4. The advance sanctioned in para one above shall be recovered in 60 monthly installments and the interest@ Rs. 5.50% per annuam. The recovery shall be at Rs.25,000/- p.m. commencing from the next month following the drawl of advance. The interest on the loan shall be recovered after recovery of principle loan amount in 10 equal monthly installments. Any loan amount and interest there to is found due on the date of superannuation shall be recovered from Gratuity of the loanee.

5. The recovery shall commence from the month of the date of drawal of the first installment or from the month following the completion of the house, whichever is earlier.

6. The amount drawn in excess of the expenditure incurred shall be refunded forthwith, with interest, if any, due thereon.

7. The insurance policy should be forwarded together with a letter addressed to the Insurance Company, that the Government are interested in the policy secured.

8. It will be open to the grantee to repay the amount in shorter periods if he/she so desires. The balance of the advance with the interest remaining unpaid on the date of retirement or death preceding retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to him.

9. In case the grantee does not repay the balance of the advance due to Government on or before that date of retirement, it should be open to Government before the security of the mortgage at any time thereafter and recover the balance of advance due together with interest and the cost or recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be affected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation or if he/she dies before the repayment of the advance in full, the entire outstanding amount of advance shall be payable to the Government forthwith. Failure on the part of grantee or her successors in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as maybe permissible under the law. The property mortgaged to the Government shall be recovered to the grantee or his successors in interest, as the case may be, after the advance together with interest due thereon, has been paid to the Government in full.

10. It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.

11. Surety bond need not be obtained from the individual as he/she is a permanent Government servant.

12. The expenditure shall be met from out of the funds allotted to this department vide reference 4th read above, and shall be debited to the Head of Account "7610 Loans to Government Servants; (201) HBA; SH (05) Loans to Other Officers".

13. The first installment of the advance of Rs.5,00,000/- (Rupees Five Lakhs only) sanctioned to him in para 2(i) above shall be paid to Sri S.Johnson, Section Officer from out of the funds provided in Memo 4th read above and it shall be debited to the Head of Account " 7610 Loans to Government Servants; (201) HBA; SH (05) Loans to Other Officers".

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14. The Revenue (OP.II) Department is requested to draw and disburse the advance of Rs.5,00,000/- (Rupees Five Lakhs only) sanctioned in para 2(i) above to Sri S.Johnson, Section Officer, Revenue Department through ECS and they recover the advance as detailed in para (4) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri S.Johnson, Section Officer, Revenue Department.
The Revenue (OP.II) Department,
Copy to:
The Deputy Pay and Accounts Officer, Secretariat Branch, Velagapudi.
The A.G.A.P, Hyderabad.
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER